

**Community Input Meeting Minutes  
For The Proposed  
Frog Town Commercial  
1526 Rock Spring Road  
Forest Hill, Harford County, Maryland**

The following is a summary of the Community Input Meeting for the above referenced project held on September 3, 2008 at 6:00pm at Bay State Land Services, conference room, 9 Newport Drive, Suite 150, Forest Hill, Maryland 21050. (The meeting was moved to the Enotria Restaurant due to over crowding).

In attendance: Mr. C. Dudley Campbell, Bay State  
Mrs. Naomi Wright, Bay State  
Mr. Joseph Snee, Gessner, Snee Mahoney & Lutche  
Mr. Tom Fidler  
Mr. Tim Hopkins  
Mr. Donald Knode  
Mr. Mark Fayman  
Ms. Carol Schatz  
Ms. Mary Richter  
Ms. Debra Blank  
Ms. Betty Cook  
Mr. Dan Muffoletto  
Mr. J. Wayne Kipp  
Mr. G. Seibold  
Mr. J. Mattson  
Mr. John Mettee Jr.  
Mr. Dennis Graham  
Mr. Ron Ballard  
Ms. Pat Ballard  
Ms. Pauline Bell

Mr. C. Dudley Campbell (CDC) introduced the uses for this proposal. Mr. Campbell stated the proposal of a 23,050 and a 5,000 square foot retail building, a 1,406 square foot drive-thru restaurant, and a 7,650 square foot automotive service center. The Stormwater Management (SWM) is underground. Discharge point will then go into the ditch in front of the existing property as it is now. The water will be considerably less then it is now. Less water run - off. CDC asked if anyone has any questions as far as getting in to site or how it is going to look.

Meeting opened at 6:07 pm.

Question 1 – Mark Fayman asked if the state was going to allow a left hand turn from north bound rt. 24 into the property. *This was answered by CDC stating that there was an approval for a left turn only in. They would have to rework the median which will be on the far side. When you come out of the shopping area you must make a right out then go down to the red light.*

Question 2 – John Mettee asked that when people come out of the shopping area they have to make a right hand turn to go south on rt. 24. When they get to the red light they have a U turn to go back north? *This was answered by CDC stating that believe it or not that is what the state highway wants to do.*

CDC introduced Mr. Tom Fidler (TM) who will explain the proposed usage of the buildings. TM stated that this is about a 4 ½ acre site. It's not going to be a shopping center and will not have a huge drug store on it. Everything is a single level retail building. They have reached an agreement, which is subject to a number of things to happen; of the 7,650 s.f. building is to be a national automotive service center. It is not a junk yard; it is not a storage facility so you won't see cars on cinderblocks, you just pull in get your oil changed, get new tires, brakes etc. Car leaves same day. No long week or over night storage. These are fully enclosed buildings. Goal is to have some consistency in the architect to connect with the other buildings. The 23,050 s.f. building is still in play. Our goal is to have one (1) tenant and not multiple tenants. The 5,000 s.f. building is also still in play and the 1,406 s.f. building is to be a drive-thru restaurant. This is just a nice single story project with good visibility lines and ample parking. This project is over parked per county standards. As far as timing is concerned, once it gets through the formal county DAC process, we would see the engineering documents the 1<sup>st</sup> of the year. Meaning you will see the moving of dirt. Probably spring early summer of next year with project opening 1<sup>st</sup> quarter of 2010. As far as the sign goes, there will be one (1) traditional large sign based on current county code.

Question 3 – Betty Cook asked about the lighting? *TM stated the light will be within the center, and design based on county standard.*

Question 4 – Don Knode asked about how many parking spaces will there be. *CDC stated that there will be approximately 250 total parking spaces for the site.*

Question 5 – John Mettee asked about the deliveries to the buildings. *TM stated that the deliveries will be to the north side of the larger building & in addition to be able to front load. There is no vehicle or pedestrian access to the back.*

Question 6 – Betty Cook asked before you start building the actual building, will you have contracts from businesses or will there just be vacant space? *TM stated that they will have contracts.*

Question 7 – Don Muffelett Is the state going to come in and widen rt. 24? *CDC stated he can not speak for the state but to his understanding as an engineer, there are some major intersection improvements that will be done at McDonald's, when and if the*

*Wawa comes. This will be built where C-Mart is located now. He has been told by state highways that the way it looks today in front of the property will not change. They will not widen anymore lanes.*

Question 8 – Pauline Bell asked when is the date for D.A.C? *CDC stated the date will be October 15<sup>th</sup> at 9 a.m.*

Question 9 – Gordon Seibold asked if we are separate from the project across the street. *TM stated that there is no shared ownership between C-Mart and this project.*

Question 10 – Carol Schatz asked what is D.A.C.? *TM stated that it is a Development Advisory Committee meeting. Required by the county and it requires you to go through a formal review.*

Question 11 – Dan Muffoletto asked if the auto center has a name that we would recognize. *TM stated that they would and it's the largest national auto service center in the United States. We can not give the name under the confidentiality agreement.*

Question 11 – John Mettee asked if they will lengthen the time on the green arrow on Delcrest to make a left hand turn because it is too short. *CDC stated that the State Highway collects data from a traffic study. They do know that they will have to come back and rework the lights at Delcrest, Red Pump and Ronnie's.*

Carol Schatz stated that she would like to see a Dollar General Store on the property.

- Additional Notes:

- C. Dudley Campbell provided a Preliminary Plan to be exhibited at the meeting to show the site layout and aesthetics for the proposed development.
- 8 ½ x 14 copies of the Preliminary Plan were handed out.